WARRANTY DEED

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20170066244 DEEDWARR
Recvd: 08/02/17 09:33 2 pgs
Fees:13.00 Taxes:1352.35

20170802-0078410

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$365,500.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THE 31 DAY OF July, 2017

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Guaranty Company, 1980 Post Oak Blvd, Houston, TX 77056

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kenneth R. Hoskins	New Owner	09401038600
(NAME)	(NAME)	
1512 Long Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

THIS INDENTURE, made and entered into this 6th day of July, 2017, by and between **Heather Faith Rainey and Megan Abdallah, a married couple ,** party of the first part and **Kenneth R. Hoskins, unmarried man,** party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate situated and being in the County of Davidson, State of TENNESSEE, to wit:

Land in Davidson County, Tennessee, being Lot No. 207, on the plan of Edgefield Land Company's 1st Subdivision, of record in Plat Book 57, Page 130, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Heather Faith Rainey by Warranty Deed from Tyler Hiatt, dated June 3, 2011 and recorded June 23, 2011 of record in Instrument Number 20110623-0048149, Register's Office for Davidson County, Tennessee..

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the afore described real estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for:

All matters shown on the plat of record in Plat Book 57, Page 130, in the Register's Office for Davidson County, Tennessee.

; and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

For reference purposes, this property is also known as: 1512 Long Avenue, Nashville, Tennessee 37206

The word "party" as used herein shall mean "parties" if more than one person or entity is referred to, and pronouns shall be construed according to their proper gender and number according to the context of this instrument.

IN WITNESS WHEREOF, the party of the first part has caused this instrument to be executed the day and year first above written.

Heather Faith Rainey
HEATHER FAITH RAINEY

MEGAN ABDALLAH

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named HEATHER FAITH RAINEY, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 6th day of July, 2017.

Commission expires: December 16, 2017

JAKE M SHELTON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Jake M. Shelton
Notary Public

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named MEGAN ABDALLAH, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 6th day of July, 2017.

Commission expires: December 16, 2017

Jake M. Shelton
Notary Public

JAKE M SHELTON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY